

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33412

105 / 106

Property Information

property address: 2700 S TEXAS AVE  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 9, LOT 1,2  
owner name/address: LAMPO, JOHNNY S & BONNIE C  
2908 PAR DR  
BRYAN, TX 77802-2142  
full business name: Slappy Joes  
land use category: Retail type of business: BBQ Restaurant  
current zoning: C3 occupancy status: Occup  
lot area (square feet): 20,000 frontage along Texas Avenue (feet): 120  
lot depth (feet): 180 sq. footage of building: 6993  
property conforms to:  min. lot area standards  min. lot depth standards  min. lot width standards

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1  
type of buildings (specify): brick - wood siding

building/site condition: 4

buildings conform to minimum building setbacks:  yes  no (if no, specify)

approximate construction date: accessible to the public:  yes  no  
possible historic resource:  yes  no sidewalks along Texas Avenue:  yes  no  
other improvements:  yes  no (specify) metal frame addition (9x12 pm)  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

yes  no  dilapidated  abandoned  in-use  
# of signs: 1 type/material of sign: metal  
overall condition (specify): Avg.  
removal of any dilapidated signs suggested?  yes  no (specify)

Off-street Parking

improved:  yes  no parking spaces striped:  yes  no # of available off-street spaces: 38 40  
lot type:  asphalt  concrete  other  
space sizes: 9x20 sufficient off-street parking for existing land use:  yes  no  
overall condition:  
end islands or bay dividers:  yes  no landscaped islands:  yes  no

**Curb Cuts on Texas Avenue**

how many: 1 curb types:  standard curbs  curb ramps curb cut closure(s) suggested?  yes  no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements:  yes  no meet opposite separation requirements:  yes  no

**Landscaping**

yes  no (if none is present) is there room for landscaping on the property?  yes  no

comments: remove front pkg. spaces

**Outside Storage**

yes  no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present:  yes  no are dumpsters enclosed:  yes  no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

yes  no (circle one) residential use residential zoning district

is the property developable when required buffers are observed?  yes  no

if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley:  yes  no

**Other Comments:**

dumpsters overflowing - debris-  
eyecore - littered.